

THE
WORLD'S
FIRST
CO-CREATED
COMMERCIAL
HUB

THE
PLATINUM
TOWERS

INSPIRED BY YOU. DELIVERED BY US.



GT ARCADE, UDAY BAUG, PUNE



For the last 35 years, Raju Thakwani and his experienced team at Avishkar Realty have catered to over 25,000 families with 18 exquisite projects.

Using innovation as the key, Avishkar Realty has over the years developed futuristic properties that offer an enhanced quality of life, superior design and sustainability.

With an enviable portfolio of success stories, their reputation for delivering quality is visible across Pune with more than 10 million sq. ft. of residential and commercial development.

Sai Avishkar, Hari Ganga, Sneh Ganga, GT Arcade and APC Primero are some of the prominent projects which uphold their belief of creation after creation.



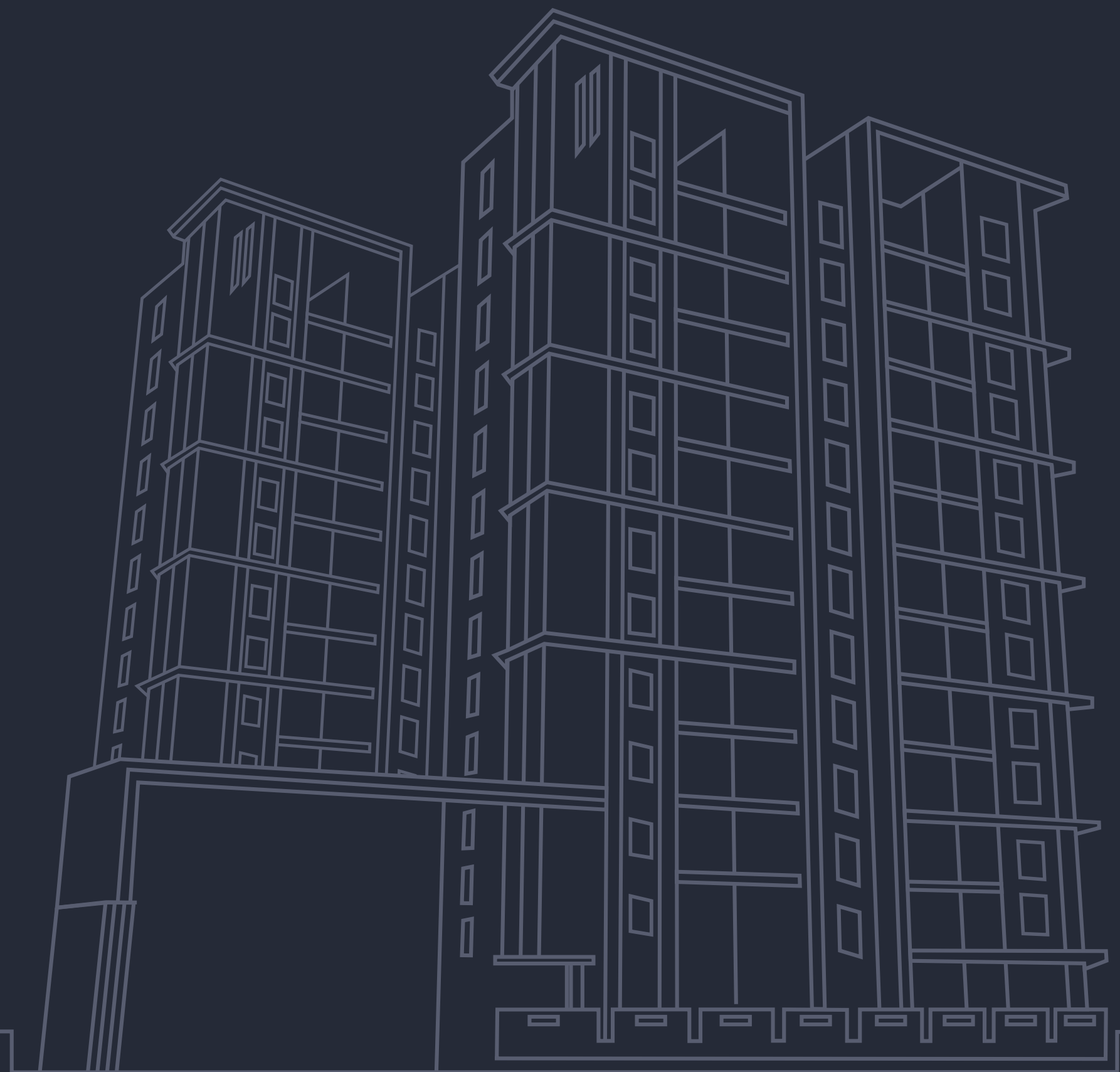
Headed by Anil Advani and a team of qualified real estate professionals, A Advani Realty has over the last two decades established robust residential and commercial properties with flourishing greenery and cutting-edge technology.

Partnering with the finest to offer unparalleled industry expertise, A Advani creates developments which complement and offer sustainable solutions to all.

Their exquisite properties, showcase modern designs with an eye for detail- a thought embodied across all their projects.

The North Court and Platinum Square are two exemplary developments that offer a perfect blend of functional and aesthetic convenience and boast high-end offices ranging from 800 to 25,000 sq.ft.

With over 250 office spaces created till date, they continue to set benchmarks within the commercial sector with innovation and development suited for a greener ecosystem.



GREEN OLIVE - PHASE 1, HINJEWADI, PUNE



Artist's impression for representational purpose only.

THE WORLD'S FIRST CO-CREATED COMMERCIAL HUB

Creating a model which provides solutions to start-ups and entrepreneurs, Avishkar Realty and A Advani Realty have conceptualized a mixed-use development that focuses on living the larger dream, with a smaller pocket.

Introducing the idea of co-creation, this thought puts the commercial development model to its most efficient use.

At The Platinum Towers, firms are given the opportunity to be a part of the same vision and collaborate as equal stakeholders in developing an ecosystem that benefits all.

Whether firms require an on-site daycare center where their employees can easily drop-off and pick-up their children or a supermarket for convenience, the development will make provisions catering to various requirements.

A development where businesses do not have to compromise on their dreams is thus the basis for The Platinum Towers, the world's first co-created commercial hub.

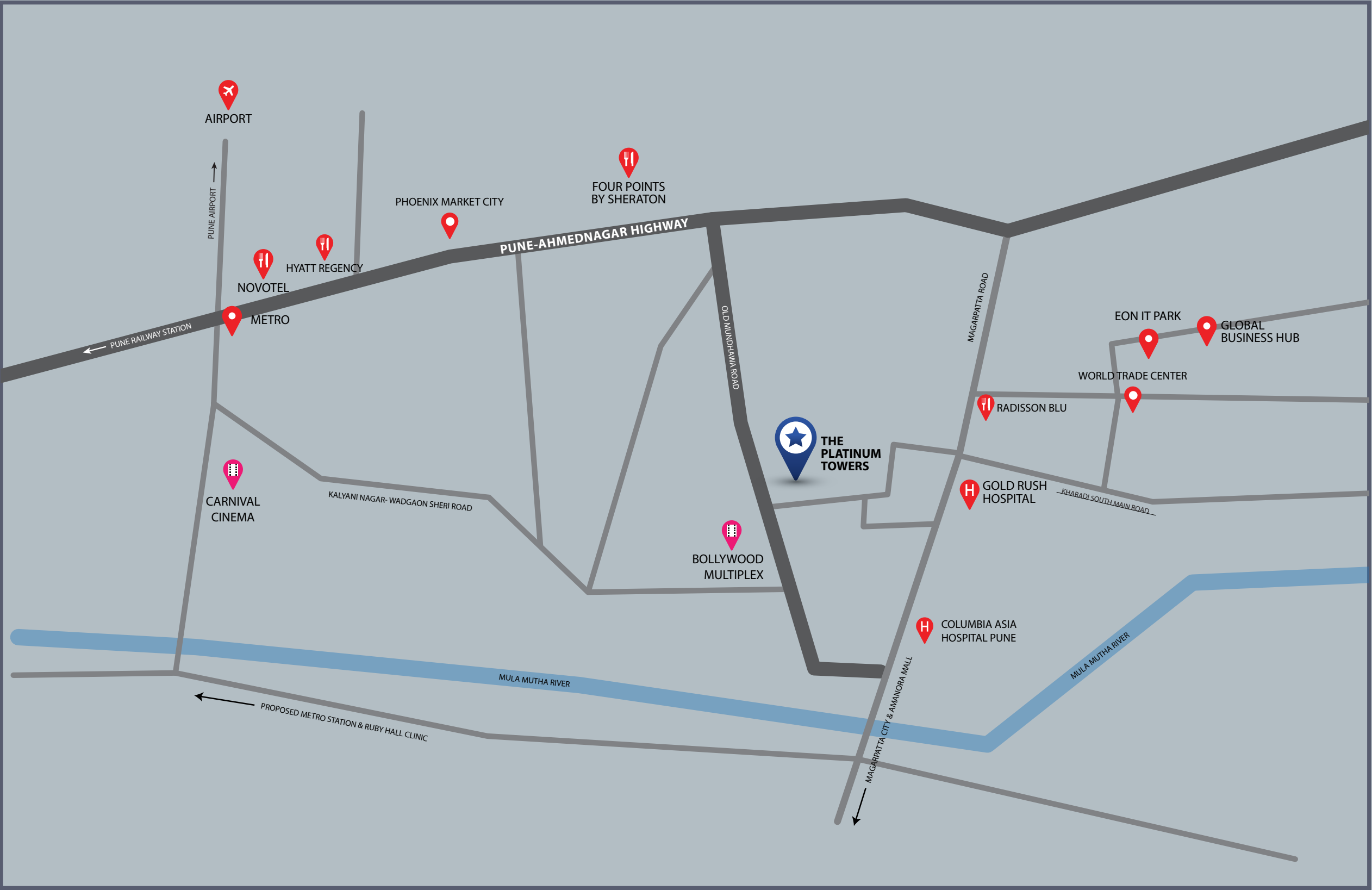
DESIGN WITH SENSIBILITY

To ensure work and retail spaces function in a sustainable manner, the commercial hub will be structured using green and best practices to conserve energy and water.

FEATURES INCLUDE

- 4-level parking
- Electric charging points for vehicles
- Marble/granite tiles in atrium and lobby
- Triple-heighted lobby
- Single & double-glazed walls with reflective toughened glass (Saint Gobain, AIS or equivalent)
- Lavish office spaces with attached toilet & pantry
- Branded bathroom fittings
- Sprinklers for offices, showrooms & basement
- Separate passenger & service lifts





SR.NO	LOCATION	TIME
1	Pune International Airport	20 Mins
2	Pune Railway Station	37 Mins
3	Pune Metro Station	10 Mins
4	Novotel Hotel	17 Mins
5	Hyatt Regency	12 Mins
6	Four Points by Shereton	9 Mins
7	Radisson Blu	8 Mins
8	Phoenix Market City	11 Mins
9	Carnival Cinema	15 Mins
10	Bollywood Multiplex	2 Mins
11	Gold Rush Hospital	5 Mins
12	Columbia Asia Hospital	18 Mins
13	EON IT Park	13 Mins
14	World Trade Center	13 Mins
15	Global Business Hub	10 Mins

Disclaimer: The Platinum Towers is being developed by Avishkar Realty and A Advani Realty. It is registered with Maharashtra Real Estate Regulatory Authority (MahaRERA) under registration no. P52100019881. Complete details of the project are available on the MahaRERA website - <http://maharera.mahaonline.gov.in>. The figures stating the time and distance mentioned in the above layout are approximate and may vary.

KHARADI- A PRIME LOCATION

Within close proximity to Viman Nagar, Koregaon Park and Kalyani Nagar, Kharadi's strategic location makes it a hub for commercial real estate and provides easy connectivity to the city's airport and railway station.

Steadily becoming one of the fastest-developing localities in Pune, Kharadi is also well-equipped with social infrastructure, IT hubs, reputed schools, renowned hospitals and major malls, proving to be a preferred investment choice and the ideal destination for the world's first co-created commercial hub.



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PROJECT SPECIFICATIONS

Providing offices and retail spaces designed for collaboration, well-being and sustainability, the co-creation hub boasts a plethora of features suited to improve efficiency.

FEATURES INCLUDE

- Pre-certified with IGBC GOLD rating
- Accreditation with Grade A construction quality
- Earthquake resistance
- Mechanized car parking facilities
- 100% DG backup
- 24/7 surveillance
- Rain water harvesting
- Eco-friendly surroundings with more than 200 trees
- CCTV with security
- Access control
- Elevators & escalators
- Internal walls (gypsum plaster finish/coats of oil bound distemper)
- Vitrified tiles
- Wi-Fi for common area
- Fire alarm systems
- Solar PV power supply on rooftop with net metering
- Waste management system

THE GREEN INITIATIVE



THE PLATINUM TOWERS IS PRE-CERTIFIED BY IGBC

Approximately 25% energy saving & 48% water saving

Electric charging points for vehicles

Eco-friendly surroundings with more than 200 trees

Ample daylight & adequate ventilation

STP & WTP for water supply & recirculation in washrooms & gardens

Landscape area, additional 80 trees to be planted

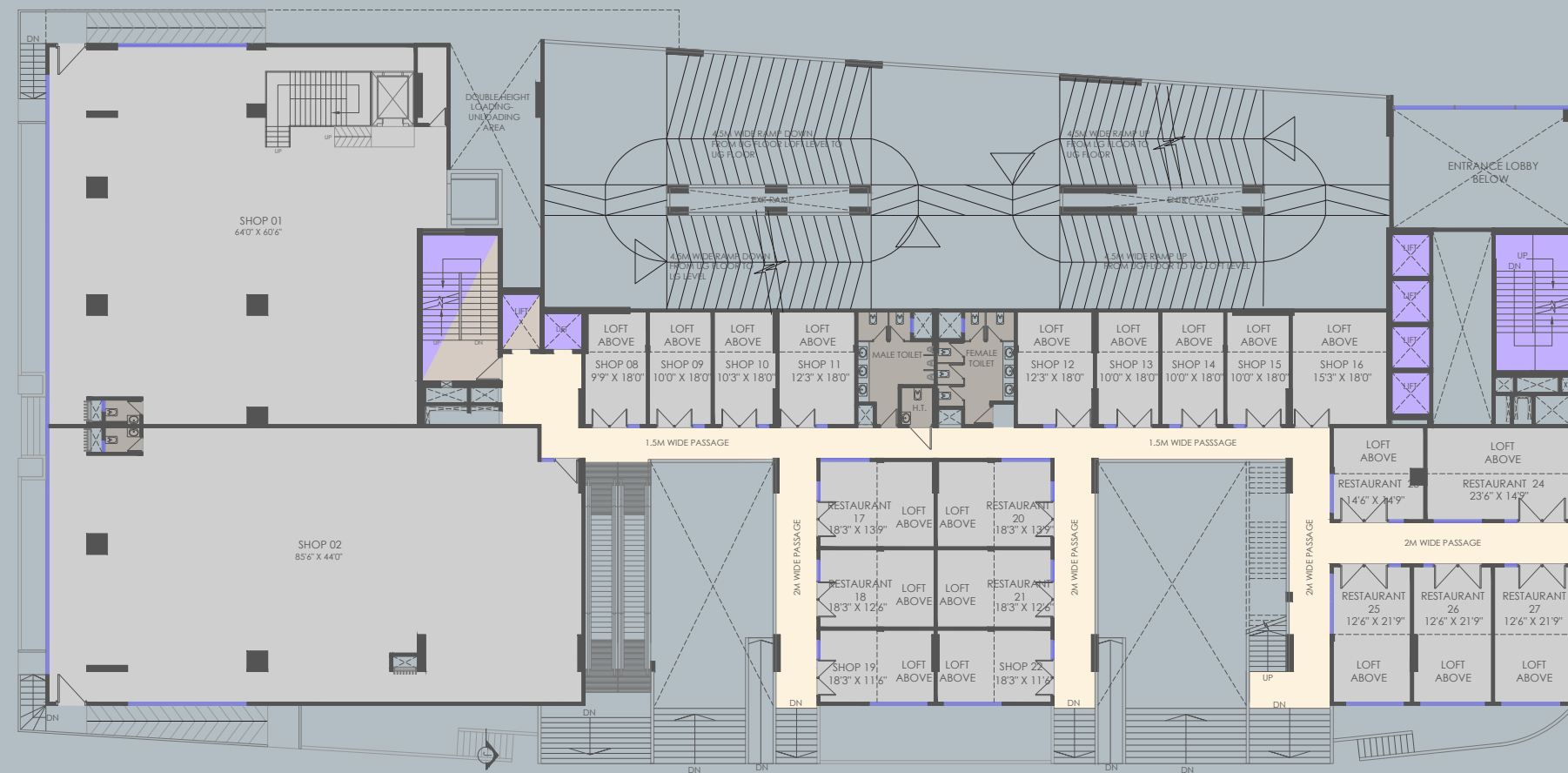
Renewable energy installed

UNIT	SHOP AREA (SQ.M.)	SHOP AREA (SQ.FT.)
SHOP-01	121.75	1,310.52
SHOP-02	108.99	1,173.17
SHOP-03	91.68	986.84
SHOP-04	92.85	999.44
SHOP-05	132.93	1,430.86
SHOP-06	33.33	358.76
SHOP-07	60.11	647.02
SHOP-08	16.86	181.48
SHOP-09	16.99	182.88
SHOP-10	16.99	182.88
SHOP-11	20.71	222.92
SHOP-12	20.84	224.32
SHOP-13	17.13	184.39
SHOP-14	16.99	182.88
SHOP-15	17.13	184.39
SHOP-16	26.04	280.29
RESTAU -17	32.60	350.91
RESTAU -18	58.03	624.63
RESTAU -19	32.60	350.91
RESTAU -20	58.04	624.74
RESTAU -21	16.74	180.19
RESTAU -22	49.43	532.06
RESTAU -23	64.24	691.48

*All sizes mentioned are carpet areas.



LOWER GROUND FLOOR



LEGEND:	
	SHOPS STAIRCASE AND LIFT AREA
	OFFICES STAIRCASE AND LIFT AREA
	OFFICES AND SHOPS AREA
	TOILET
	PASSAGES

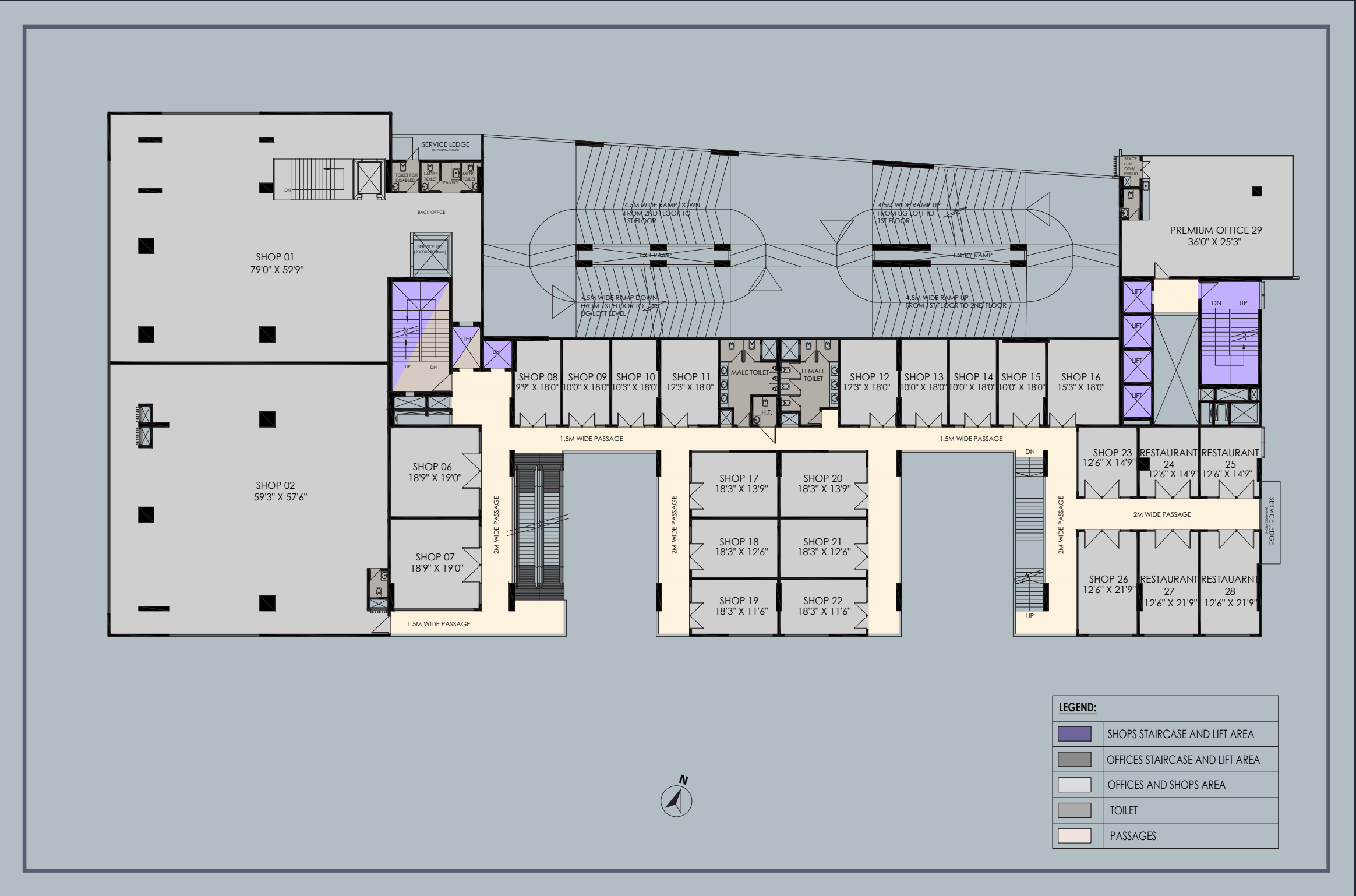
UNIT	AREA (SQ.M)	LOFT AREA (SQ.M)	AREA (SQ.FT)	LOFT AREA (SQ.FT)	TOTAL (SQ.M.)	TOTAL (SQ.FT.)
1 (RIL)	344.70	-	3,710.35	-	344.70	3,710.35
2 (RIL)	343.89	-	3,701.63	-	343.89	3,701.63
SHOP NO. 8	16.86	5.62	181.48	60.49	22.48	241.97
SHOP NO. 9	16.99	5.67	182.88	61.03	22.66	243.91
SHOP NO. 10	16.99	5.67	182.88	61.03	22.66	243.91
SHOP NO. 11	20.71	6.93	222.92	74.59	27.64	297.52
SHOP NO. 12	20.84	6.98	224.32	75.13	27.82	299.45
SHOP NO. 13	17.13	5.71	184.39	61.46	22.84	245.85
SHOP NO. 14	16.99	5.67	182.88	61.03	22.66	243.91
SHOP NO. 15	17.13	5.71	184.39	61.46	22.84	245.85
SHOP NO. 16	25.71	8.67	276.74	93.32	34.38	370.07
SHOP NO. 17	23.69	11.32	255.00	121.85	35.01	376.85
SHOP NO. 18	21.47	10.23	231.10	110.12	31.70	341.22
SHOP NO. 19	20.06	9.56	215.93	102.90	29.62	318.83
SHOP NO. 20	23.69	11.32	255.00	121.85	35.01	376.85
SHOP NO. 21	21.47	10.23	231.10	110.12	31.70	341.22
SHOP NO. 22	20.06	9.56	215.93	102.90	29.62	318.83
SHOP NO. 23	20.38	9.62	219.37	103.55	30.00	322.92
SHOP NO. 24	32.59	15.52	350.80	167.06	48.11	517.86
SHOP NO. 25	25.46	12.22	274.05	131.54	37.68	405.59
SHOP NO. 26	25.71	12.35	276.74	132.94	38.06	409.68
SHOP NO. 27	25.80	12.38	277.71	133.26	38.18	410.97

*All sizes mentioned are carpet areas.

UPPER GROUND FLOOR

UNIT	AREA (SQ.M)	AREA (SQ.FT)	ENCLOSED BALCONY (SQ.M)	ENCLOSED BALCONY (SQ.FT)	TOTAL (SQ.M.)	TOTAL (SQ.FT.)
1 (RIL)	259.17	2,789.71	54.10	582.33	313.27	3,372.04
2 (RIL)	255.01	2,744.93	56.63	609.57	311.64	3,354.49
SHOP NO.6	34.25	368.67	-	-	34.25	368.67
SHOP NO.7	34.10	367.05	-	-	34.10	367.05
SHOP NO.8	16.86	181.48	-	-	16.86	181.48
SHOP NO.9	16.99	182.88	-	-	16.99	182.88
SHOP NO.10	16.99	182.88	-	-	16.99	182.88
SHOP NO.11	20.71	222.92	-	-	20.71	222.92
SHOP NO.12	20.84	224.32	-	-	20.84	224.32
SHOP NO.13	17.13	184.39	-	-	17.13	184.39
SHOP NO.14	16.99	182.88	-	-	16.99	182.88
SHOP NO.15	17.13	184.39	-	-	17.13	184.39
SHOP NO.16	25.71	276.74	-	-	25.71	276.74
SHOP NO.17	23.69	255.00	-	-	23.69	255.00
SHOP NO.18	21.47	231.10	-	-	21.47	231.10
SHOP NO.19	20.06	215.93	-	-	20.06	215.93
SHOP NO.20	23.69	255.00	-	-	23.69	255.00
SHOP NO.21	21.47	231.10	-	-	21.47	231.10
SHOP NO.22	20.06	215.93	-	-	20.06	215.93
SHOP NO.23	17.44	187.72	-	-	17.44	187.72
SHOP NO.24	17.60	189.45	-	-	17.60	189.45
SHOP NO.25	17.67	190.20	-	-	17.67	190.20
SHOP NO.26	25.46	274.05	-	-	25.46	274.05
SHOP NO.27	25.71	276.74	-	-	25.71	276.74
SHOP NO.28	25.80	277.71	-	-	25.80	277.71
SHOP NO.29	58.98	634.86	25.20	271.25	84.18	906.11

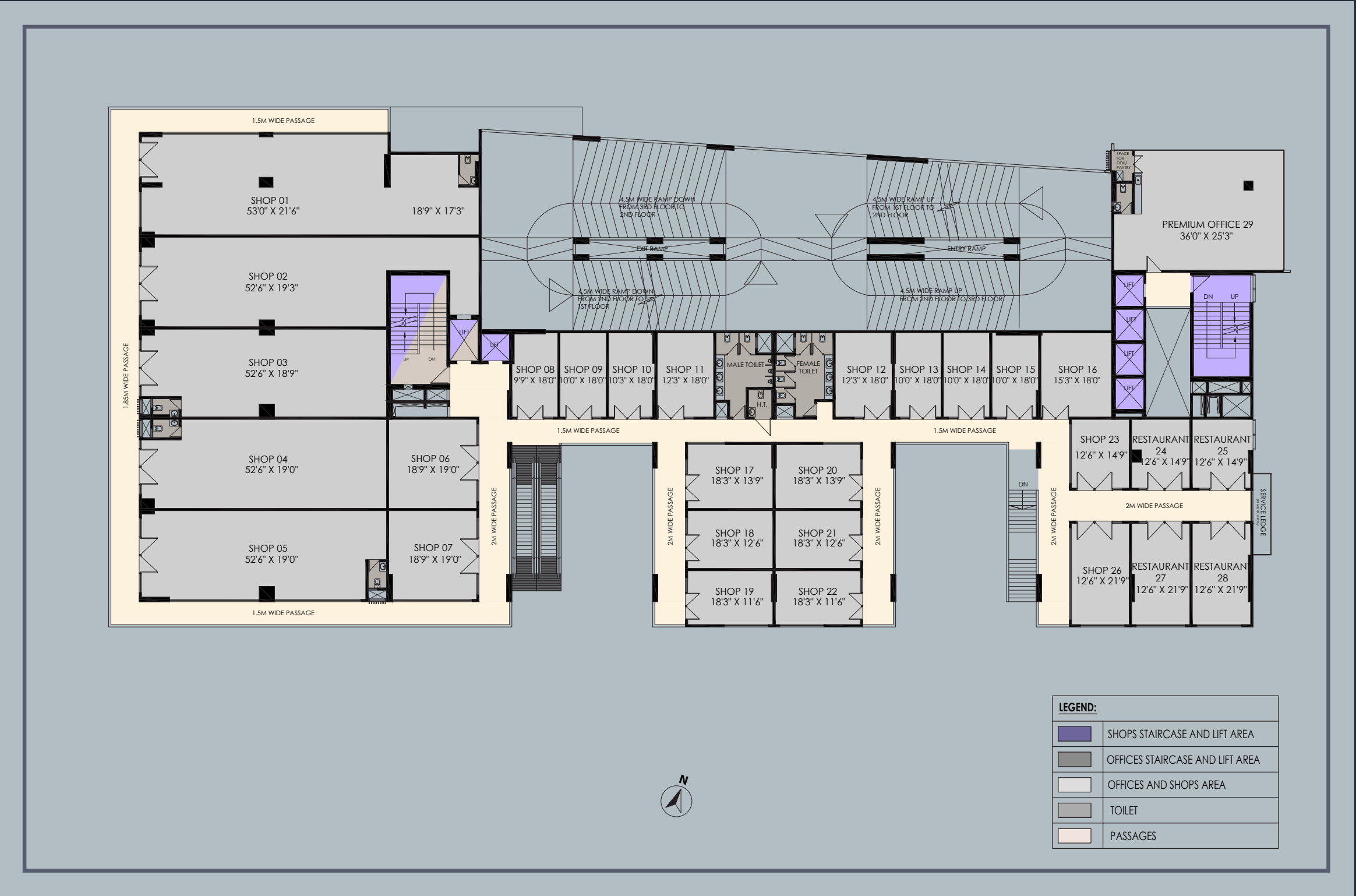
*All sizes mentioned are carpet areas.



1ST FLOOR PLAN

UNIT	AREA (SQ.M)	AREA (SQ.FT)	ENCLOSED BALCONY (SQ.M)	ENCLOSED BALCONY (SQ.FT)	TOTAL (SQ.M.)	TOTAL (SQ.FT.)
SHOP NO.1	137.54	1,480.48	-	-	137.54	1,480.48
SHOP NO.2	113.25	1,219.02	-	-	113.25	1,219.02
SHOP NO.3	91.68	986.84	-	-	91.68	986.84
SHOP NO.4	92.86	999.55	-	-	92.86	999.55
SHOP NO.5	92.66	997.39	-	-	92.66	997.39
SHOP NO.6	34.25	368.67	-	-	34.25	368.67
SHOP NO.7	34.10	367.05	-	-	34.10	367.05
SHOP NO.8	16.86	181.48	-	-	16.86	181.48
SHOP NO.9	16.99	182.88	-	-	16.99	182.88
SHOP NO.10	16.99	182.88	-	-	16.99	182.88
SHOP NO.11	20.71	222.92	-	-	20.71	222.92
SHOP NO.12	20.84	224.32	-	-	20.84	224.32
SHOP NO.13	17.13	184.39	-	-	17.13	184.39
SHOP NO.14	16.99	182.88	-	-	16.99	182.88
SHOP NO.15	17.13	184.39	-	-	17.13	184.39
SHOP NO.16	25.71	276.74	-	-	25.71	276.74
SHOP NO.17	23.69	255.00	-	-	23.69	255.00
SHOP NO.18	21.47	231.10	-	-	21.47	231.10
SHOP NO.19	20.06	215.93	-	-	20.06	215.93
SHOP NO.20	23.69	255.00	-	-	23.69	255.00
SHOP NO.21	21.47	231.10	-	-	21.47	231.10
SHOP NO.22	20.06	215.93	-	-	20.06	215.93
SHOP NO.23	17.44	187.72	-	-	17.44	187.72
SHOP NO.24	17.60	189.45	-	-	17.60	189.45
SHOP NO.25	17.67	190.20	-	-	17.67	190.20
SHOP NO.26	25.46	274.05	-	-	25.46	274.05
SHOP NO.27	25.71	276.74	-	-	25.71	276.74
SHOP NO.28	25.80	277.71	-	-	25.80	277.71
SHOP NO.29	58.98	634.86	25.20	271.25	84.18	906.11

*All sizes mentioned are carpet areas.



2ND FLOOR PLAN



LEGEND:	
	SHOPS STAIRCASE AND LIFT AREA
	OFFICES STAIRCASE AND LIFT AREA
	OFFICES AND SHOPS AREA
	TOILET
	PASSAGES

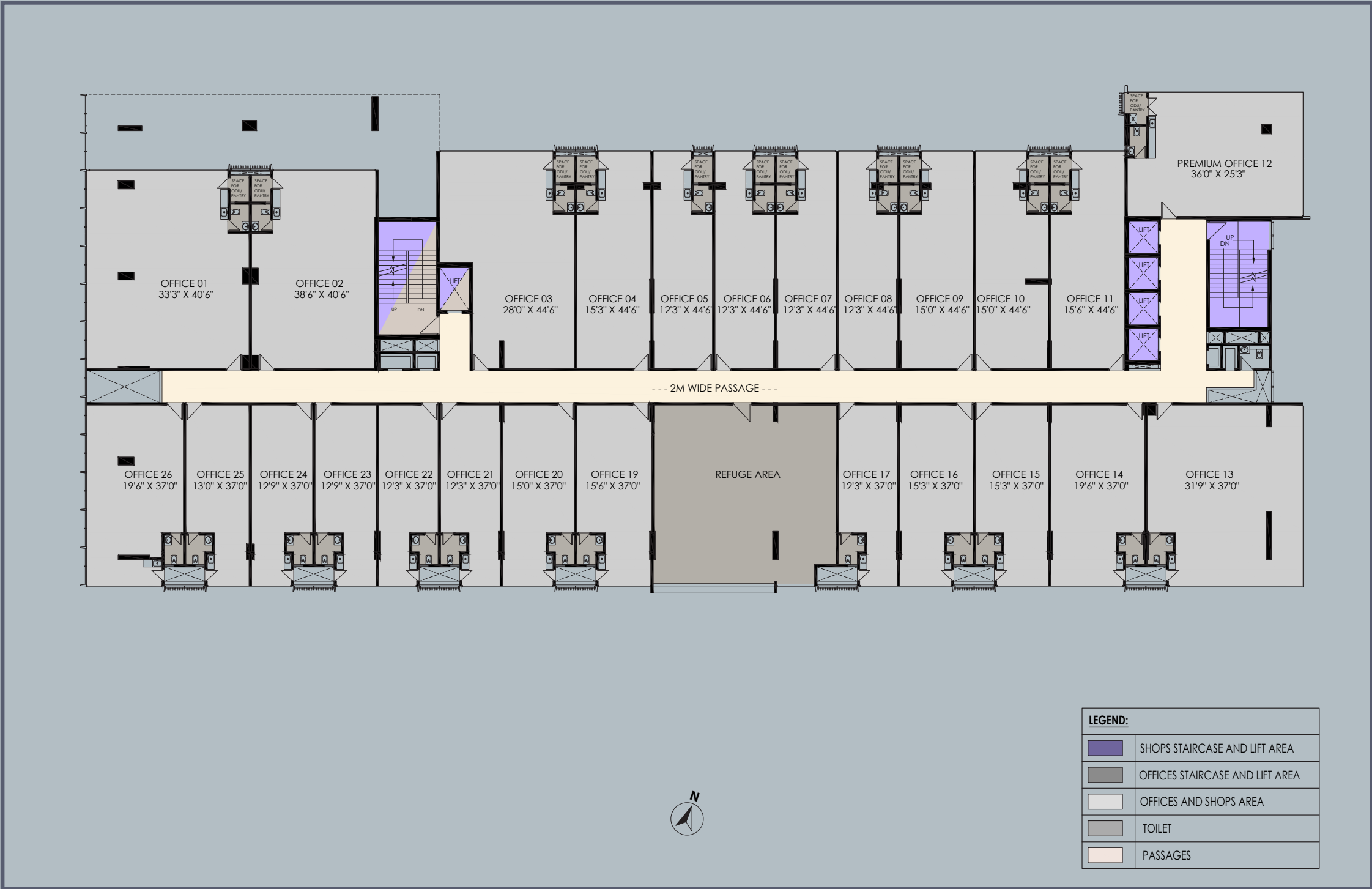
UNIT	AREA (SQ.M)	AREA (SQ.FT.)	ENCLOSED BALCONY (SQ.M)	ENCLOSED BALCONY (SQ.FT)	TERRACE (SQ.M)	TERRACE (SQ.FT.)	TOTAL (SQ.M.)	TOTAL (SQ.FT.)
OFFICE-01	109.07	1,174.03	-	-	66.03	710.75	175.10	1,884.78
OFFICE-02	82.95	892.87	-	-	93.49	1,006.33	176.44	1,899.20
OFFICE-03	87.17	938.30	-	-	89.35	961.76	176.52	1,900.06
OFFICE-04	56.58	609.03	-	-	27.41	295.04	83.99	904.07
OFFICE-05	45.87	493.74	-	-	20.46	220.23	66.33	713.98
OFFICE-06	45.87	493.74	-	-	19.49	209.79	65.36	703.54
OFFICE-07	45.87	493.74	-	-	18.52	199.35	64.39	693.09
OFFICE-08	45.87	493.74	-	-	17.56	189.02	63.43	682.76
OFFICE-09	55.71	599.66	-	-	20.77	223.57	76.48	823.23
OFFICE-10	55.71	599.66	-	-	19.30	207.75	75.01	807.41
OFFICE-11	56.86	612.04	-	-	18.26	196.55	75.12	808.59
OFFICE-12	58.98	634.86	28.02	301.61	-	-	87.00	936.47
OFFICE-13	74.92	806.44	35.84	385.78	-	-	110.76	1,192.22
OFFICE-14	56.78	611.18	9.15	98.49	-	-	65.93	709.67
OFFICE-15	44.52	479.21	6.55	70.50	-	-	51.07	549.72
OFFICE-16	44.52	479.21	6.55	70.50	-	-	51.07	549.72
OFFICE-17	36.04	387.93	4.74	51.02	-	-	40.78	438.96
OFFICE-18	61.02	656.82	10.05	108.18	-	-	71.07	765.00
OFFICE-19	69.74	750.68	11.90	128.09	-	-	81.64	878.77
OFFICE-20	43.82	471.68	6.40	68.89	-	-	50.22	540.57
OFFICE-21	36.39	391.70	4.82	51.88	-	-	41.21	443.58
OFFICE-22	36.39	391.70	4.82	51.88	-	-	41.21	443.58
OFFICE-23	37.34	401.93	5.02	54.04	-	-	42.36	455.96
OFFICE-24	37.34	401.93	5.02	54.04	-	-	42.36	455.96
OFFICE-25	38.63	415.81	5.30	57.05	-	-	43.93	472.86
OFFICE-26	59.40	639.38	7.40	79.65	-	-	66.80	719.04

5TH FLOOR PLAN

*All sizes mentioned are carpet areas.

UNIT	AREA (SQ.M)	AREA (SQ.FT.)	ENCLOSED BALCONY (SQ.M)	ENCLOSED BALCONY (SQ.FT)	TOTAL (SQ.M.)	TOTAL (SQ.FT.)
OFFICE-01	108.30	1,165.74	20.14	216.79	128.44	1,382.53
OFFICE-02	81.82	880.71	15.29	164.58	97.11	1,045.29
OFFICE-03	86.13	927.10	16.59	178.57	102.72	1,105.68
OFFICE-04	54.97	591.70	8.94	96.23	63.91	687.93
OFFICE-05	44.12	474.91	7.09	76.32	51.21	551.22
OFFICE-06	44.12	474.91	7.09	76.32	51.21	551.22
OFFICE-07	44.12	474.91	7.09	76.32	51.21	551.22
OFFICE-08	44.12	474.91	7.09	76.32	51.21	551.22
OFFICE-09	54.09	582.22	8.79	94.62	62.88	676.84
OFFICE-10	54.09	582.22	8.79	94.62	62.88	676.84
OFFICE-11	55.26	594.82	8.99	96.77	64.25	691.59
OFFICE-12	58.98	634.86	28.02	301.61	87.00	936.47
OFFICE-13	74.92	806.44	35.84	385.78	110.76	1,192.22
OFFICE-14	56.78	611.18	9.15	98.49	65.93	709.67
OFFICE-15	44.52	479.21	6.55	70.50	51.07	549.72
OFFICE-16	44.52	479.21	6.55	70.50	51.07	549.72
OFFICE-17	36.04	387.93	4.74	51.02	40.78	438.96
OFFICE-18	45.60	490.84	6.65	71.58	52.25	562.42
OFFICE-19	43.82	471.68	6.40	68.89	50.22	540.57
OFFICE-20	36.39	391.70	4.82	51.88	41.21	443.58
OFFICE-21	36.39	391.70	4.82	51.88	41.21	443.58
OFFICE-22	37.34	401.93	4.82	51.88	42.16	453.81
OFFICE-23	37.34	401.93	5.02	54.04	42.36	455.96
OFFICE-24	38.63	415.81	5.30	57.05	43.93	472.86
OFFICE-25	60.88	655.31	7.40	79.65	68.28	734.97

*All sizes mentioned are carpet areas.



6TH FLOOR PLAN



LEGEND:	
	SHOPS STAIRCASE AND LIFT AREA
	OFFICES STAIRCASE AND LIFT AREA
	OFFICES AND SHOPS AREA
	TOILET
	PASSAGES

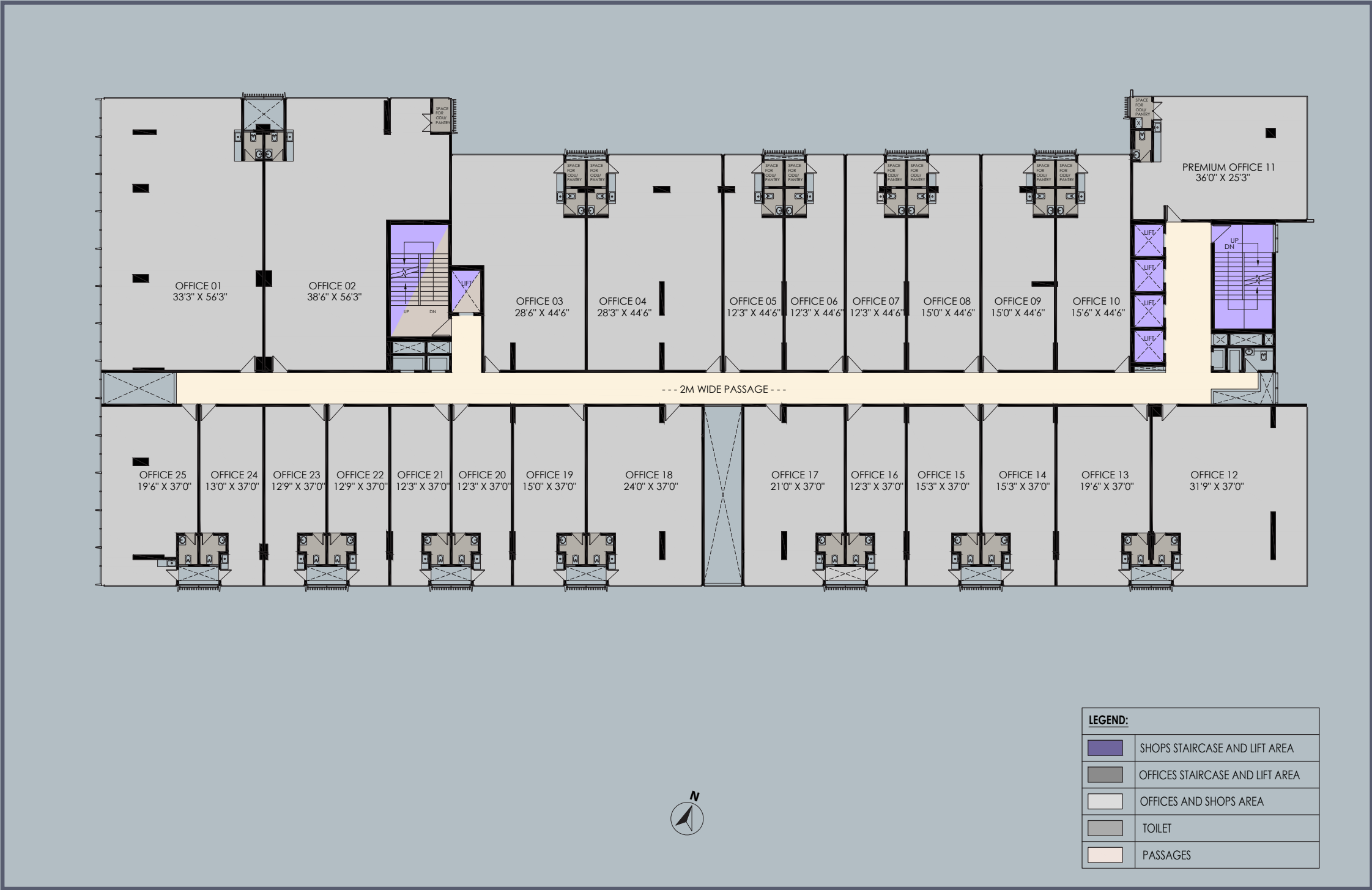
UNIT	AREA (SQ.M)	AREA (SQ.FT.)	ENCLOSED BALCONY (SQ.M)	ENCLOSED BALCONY (SQ.FT)	TERRACE (SQ.M)	TERRACE (SQ.FT.)	TOTAL (SQ.M.)	TOTAL (SQ.FT.)
OFFICE-01	109.07	1,174.03	-	-	66.03	710.75	175.10	1,884.78
OFFICE-02	82.95	892.87	-	-	93.49	1,006.33	176.44	1,899.20
OFFICE-03	87.17	938.30	-	-	89.35	961.76	176.52	1,900.06
OFFICE-04	56.58	609.03	-	-	27.41	295.04	83.99	904.07
OFFICE-05	45.87	493.74	-	-	20.46	220.23	66.33	713.98
OFFICE-06	45.87	493.74	-	-	19.49	209.79	65.36	703.54
OFFICE-07	45.87	493.74	-	-	18.52	199.35	64.39	693.09
OFFICE-08	45.87	493.74	-	-	17.56	189.02	63.43	682.76
OFFICE-09	55.71	599.66	-	-	20.77	223.57	76.48	823.23
OFFICE-10	55.71	599.66	-	-	19.30	207.75	75.01	807.41
OFFICE-11	56.86	612.04	-	-	18.26	196.55	75.12	808.59
OFFICE-12	58.98	634.86	28.02	301.61	-	-	87.00	936.47
OFFICE-13	74.92	806.44	35.84	385.78	-	-	110.76	1,192.22
OFFICE-14	56.78	611.18	9.15	98.49	-	-	65.93	709.67
OFFICE-15	44.52	479.21	6.55	70.50	-	-	51.07	549.72
OFFICE-16	44.52	479.21	6.55	70.50	-	-	51.07	549.72
OFFICE-17	36.04	387.93	4.74	51.02	-	-	40.78	438.96
OFFICE-18	61.02	656.82	10.05	108.18	-	-	71.07	765.00
OFFICE-19	69.74	750.68	11.90	128.09	-	-	81.64	878.77
OFFICE-20	43.82	471.68	6.40	68.89	-	-	50.22	540.57
OFFICE-21	36.39	391.70	4.82	51.88	-	-	41.21	443.58
OFFICE-22	36.39	391.70	4.82	51.88	-	-	41.21	443.58
OFFICE-23	37.34	401.93	5.02	54.04	-	-	42.36	455.96
OFFICE-24	37.34	401.93	5.02	54.04	-	-	42.36	455.96
OFFICE-25	38.63	415.81	5.30	57.05	-	-	43.93	472.86
OFFICE-26	59.40	639.38	7.40	79.65	-	-	66.80	719.04

*All sizes mentioned are carpet areas.

7TH FLOOR PLAN

UNIT	AREA (SQ.M)	AREA (SQ.FT.)	ENCLOSED BALCONY (SQ.M)	ENCLOSED BALCONY (SQ.FT)	TOTAL (SQ.M.)	TOTAL (SQ.FT.)
OFFICE-01	157.41	1,694.36	17.84	192.03	175.25	1,886.39
OFFICE-02	141.72	1,525.47	20.79	223.78	162.51	1,749.26
OFFICE-03	86.13	927.10	16.59	178.57	102.72	1,105.68
OFFICE-04	100.69	1,083.83	16.74	180.19	117.43	1,264.02
OFFICE-05	44.12	474.91	7.09	76.32	51.21	551.22
OFFICE-06	44.12	474.91	7.09	76.32	51.21	551.22
OFFICE-07	44.12	474.91	7.09	76.32	51.21	551.22
OFFICE-08	54.09	582.22	8.79	94.62	62.88	676.84
OFFICE-09	54.09	582.22	8.79	94.62	62.88	676.84
OFFICE-10	55.26	594.82	8.99	96.77	64.25	691.59
OFFICE-11	58.98	634.86	28.02	301.61	87.00	936.47
OFFICE-12	74.92	806.44	35.84	385.78	110.76	1,192.22
OFFICE-13	56.78	611.18	9.15	98.49	65.93	709.67
OFFICE-14	44.52	479.21	6.55	70.50	51.07	549.72
OFFICE-15	44.52	479.21	6.55	70.50	51.07	549.72
OFFICE-16	36.04	387.93	4.74	51.02	40.78	438.96
OFFICE-17	61.02	656.82	10.05	108.18	71.07	765.00
OFFICE-18	69.73	750.57	11.90	128.09	81.63	878.67
OFFICE-19	43.82	471.68	6.40	68.89	50.22	540.57
OFFICE-20	36.39	391.70	4.82	51.88	41.21	443.58
OFFICE-21	36.39	391.70	4.82	51.88	41.21	443.58
OFFICE-22	37.34	401.93	5.02	54.04	42.36	455.96
OFFICE-23	37.34	401.93	5.02	54.04	42.36	455.96
OFFICE-24	38.63	415.81	5.30	57.05	43.93	472.86
OFFICE-25	60.88	655.31	7.40	79.65	68.28	734.97

*All sizes mentioned are carpet areas.



8TH FLOOR PLAN



LEGEND:	
	SHOPS STAIRCASE AND LIFT AREA
	OFFICES STAIRCASE AND LIFT AREA
	OFFICES AND SHOPS AREA
	TOILET
	PASSAGES

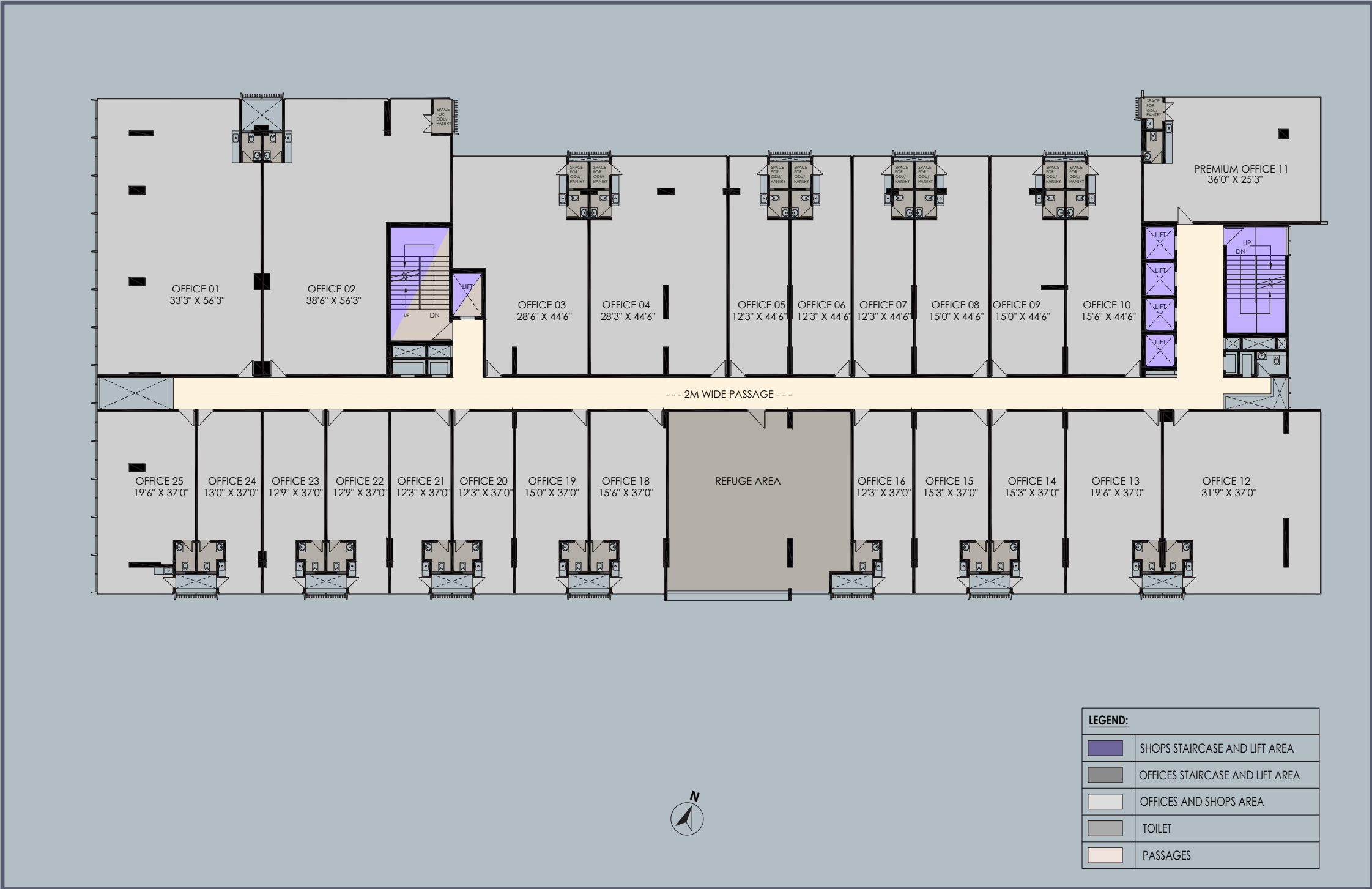
UNIT	AREA (SQ.M)	AREA (SQ.FT.)	ENCLOSED BALCONY (SQ.M)	ENCLOSED BALCONY (SQ.FT)	TOTAL (SQ.M.)	TOTAL (SQ.FT.)
OFFICE-01	157.41	1,694.36	17.84	192.03	175.25	1,886.39
OFFICE-02	141.72	1,525.47	20.79	223.78	162.51	1,749.26
OFFICE-03	86.13	927.10	16.59	178.57	102.72	1,105.68
OFFICE-04	100.69	1,083.83	16.74	180.19	117.43	1,264.02
OFFICE-05	44.12	474.91	7.09	76.32	51.21	551.22
OFFICE-06	44.12	474.91	7.09	76.32	51.21	551.22
OFFICE-07	44.12	474.91	7.09	76.32	51.21	551.22
OFFICE-08	54.09	582.22	8.79	94.62	62.88	676.84
OFFICE-09	54.09	582.22	8.79	94.62	62.88	676.84
OFFICE-10	55.26	594.82	8.99	96.77	64.25	691.59
OFFICE-11	58.98	634.86	28.02	301.61	87.00	936.47
OFFICE-12	74.92	806.44	35.84	385.78	110.76	1,192.22
OFFICE-13	56.78	611.18	9.15	98.49	65.93	709.67
OFFICE-14	44.52	479.21	6.55	70.50	51.07	549.72
OFFICE-15	44.52	479.21	6.55	70.50	51.07	549.72
OFFICE-16	36.04	387.93	4.74	51.02	40.78	438.96
OFFICE-17	61.02	656.82	10.05	108.18	71.07	765.00
OFFICE-18	69.73	750.57	11.90	128.09	81.63	878.67
OFFICE-19	43.82	471.68	6.40	68.89	50.22	540.57
OFFICE-20	36.39	391.70	4.82	51.88	41.21	443.58
OFFICE-21	36.39	391.70	4.82	51.88	41.21	443.58
OFFICE-22	37.34	401.93	5.02	54.04	42.36	455.96
OFFICE-23	37.34	401.93	5.02	54.04	42.36	455.96
OFFICE-24	38.63	415.81	5.30	57.05	43.93	472.86
OFFICE-25	60.88	655.31	7.40	79.65	68.28	734.97

9TH FLOOR PLAN

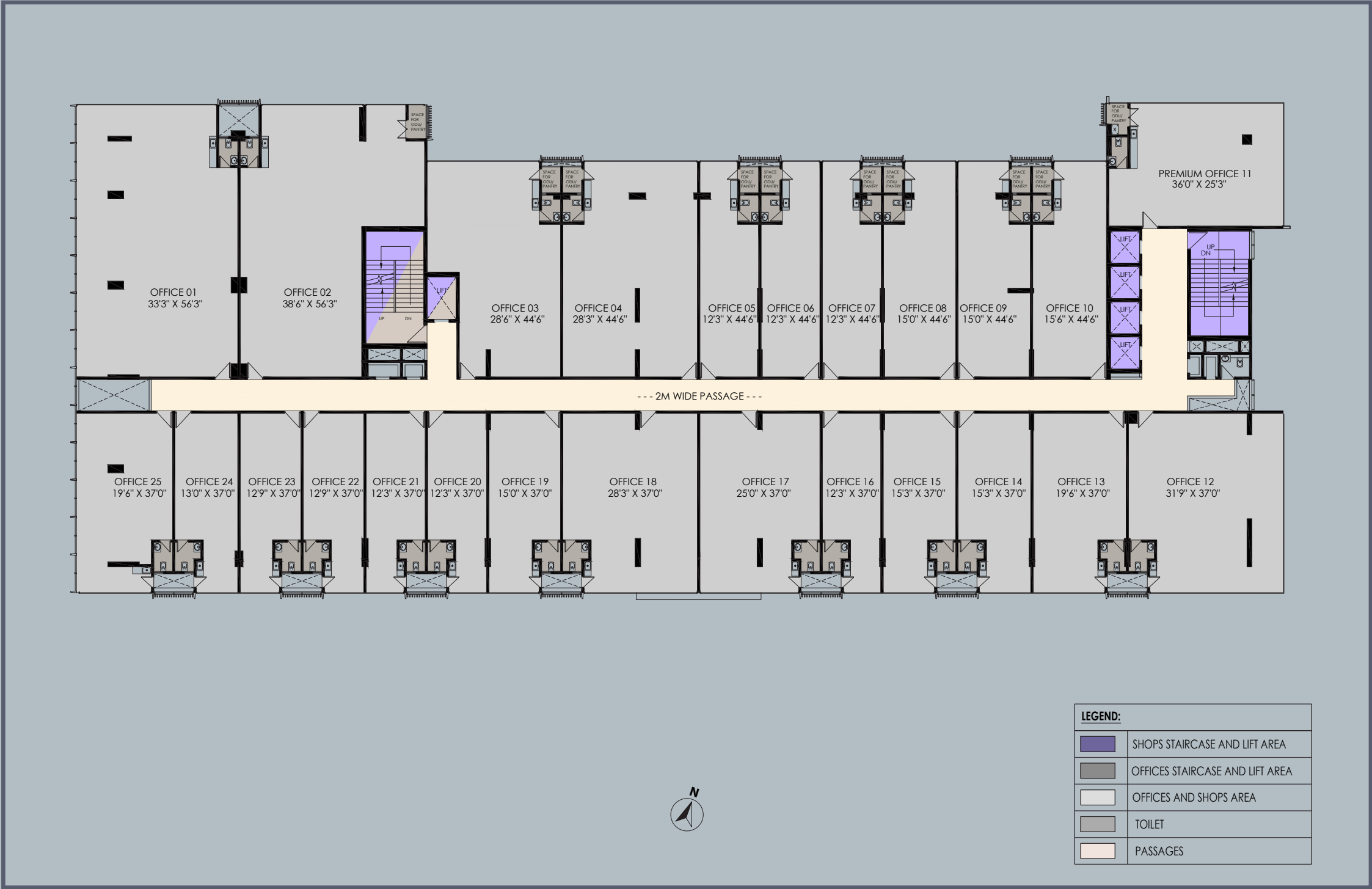
*All sizes mentioned are carpet areas.

UNIT	AREA (SQ.M)	AREA (SQ.FT.)	ENCLOSED BALCONY (SQ.M)	ENCLOSED BALCONY (SQ.FT)	TOTAL (SQ.M.)	TOTAL (SQ.FT.)
OFFICE-01	157.41	1,694.36	17.84	192.03	175.25	1,886.39
OFFICE-02	141.72	1,525.47	20.79	223.78	162.51	1,749.26
OFFICE-03	86.13	927.10	16.59	178.57	102.72	1,105.68
OFFICE-04	100.69	1,083.83	16.74	180.19	117.43	1,264.02
OFFICE-05	44.12	474.91	7.09	76.32	51.21	551.22
OFFICE-06	44.12	474.91	7.09	76.32	51.21	551.22
OFFICE-07	44.12	474.91	7.09	76.32	51.21	551.22
OFFICE-08	54.09	582.22	8.79	94.62	62.88	676.84
OFFICE-09	54.09	582.22	8.79	94.62	62.88	676.84
OFFICE-10	55.26	594.82	8.99	96.77	64.25	691.59
OFFICE-11	58.98	634.86	28.02	301.61	87.00	936.47
OFFICE-12	74.92	806.44	35.84	385.78	110.76	1,192.22
OFFICE-13	56.78	611.18	9.15	98.49	65.93	709.67
OFFICE-14	44.52	479.21	6.55	70.50	51.07	549.72
OFFICE-15	44.52	479.21	6.55	70.50	51.07	549.72
OFFICE-16	36.01	387.61	4.74	51.02	40.75	438.63
OFFICE-18	45.60	490.84	6.65	71.58	52.25	562.42
OFFICE-19	43.82	471.68	6.40	68.89	50.22	540.57
OFFICE-20	36.39	391.70	4.82	51.88	41.21	443.58
OFFICE-21	36.39	391.70	4.82	51.88	41.21	443.58
OFFICE-22	37.34	401.93	5.02	54.04	42.36	455.96
OFFICE-23	37.34	401.93	5.02	54.04	42.36	455.96
OFFICE-24	38.63	415.81	5.30	57.05	43.93	472.86
OFFICE-25	60.88	655.31	7.40	79.65	68.28	734.97

*All sizes mentioned are carpet areas.



10TH FLOOR PLAN



11TH FLOOR PLAN

UNIT	AREA (SQ.M)	AREA (SQ.FT.)	ENCLOSED BALCONY (SQ.M)	ENCLOSED BALCONY (SQ.FT)	TOTAL (SQ.M.)	TOTAL (SQ.FT.)
OFFICE-01	157.41	1,694.36	17.84	192.03	175.25	1,886.39
OFFICE-02	141.72	1,525.47	20.79	223.78	162.51	1,749.26
OFFICE-03	86.13	927.10	16.59	178.57	102.72	1,105.68
OFFICE-04	100.69	1,083.83	16.74	180.19	117.43	1,264.02
OFFICE-05	44.12	474.91	7.09	76.32	51.21	551.22
OFFICE-06	44.12	474.91	7.09	76.32	51.21	551.22
OFFICE-07	44.12	474.91	7.09	76.32	51.21	551.22
OFFICE-08	54.09	582.22	8.79	94.62	62.88	676.84
OFFICE-09	54.09	582.22	8.79	94.62	62.88	676.84
OFFICE-10	55.26	594.82	8.99	96.77	64.25	691.59
OFFICE-11	58.98	634.86	28.02	301.61	87.00	936.47
OFFICE-12	74.92	806.44	35.84	385.78	110.76	1,192.22
OFFICE-13	56.78	611.18	9.15	98.49	65.93	709.67
OFFICE-14	44.52	479.21	6.55	70.50	51.07	549.72
OFFICE-15	44.52	479.21	6.55	70.50	51.07	549.72
OFFICE-16	36.01	387.61	4.74	51.02	40.75	438.63
OFFICE-17	73.03	786.09	12.60	135.63	85.63	921.72
OFFICE-18	81.75	879.96	14.45	155.54	96.20	1,035.50
OFFICE-19	43.82	471.68	6.40	68.89	50.22	540.57
OFFICE-20	36.39	391.70	4.82	51.88	41.21	443.58
OFFICE-21	36.39	391.70	4.82	51.88	41.21	443.58
OFFICE-22	37.34	401.93	5.02	54.04	42.36	455.96
OFFICE-23	37.34	401.93	5.02	54.04	42.36	455.96
OFFICE-24	38.63	415.81	5.30	57.05	43.93	472.86
OFFICE-25	60.88	655.31	7.40	79.65	68.28	734.97

*All sizes mentioned are carpet areas.



THE PLATINUM TOWERS

Near Bollywood Multiplex, Tukaram Nagar, Kharadi, Pune - 411014

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MahaRERA No. P52100019881 available at maharera.mahaonline.gov.in

Important note:-

The Platinum Towers is being developed by Avishkar Realty and A Advani Realty. It is registered with Maharashtra Real Estate Regulatory Authority (MahaRERA) under Registration No. P52100019881. Complete details of the project are available on the MahaRERA website - <http://maharera.mahaonline.gov.in>.

All layouts, locations, plans, specifications, designs, elevations, features, amenities suggested, facilities, services, product/equipment type and brands mentioned are indicative of the kind of development proposed in this project.

The pictures/images and perspective views of the premises/building/layout are an artist's impression of the development and for representational purposes only. They are not part of the actual deliverables. Furniture, soft furnishings, gadgets, etc. are not part of the offering. The details, pictures and images contained in the leaflets, brochures or any other printed or published material do not constitute an offer and/or contract of any type between the Promoter/Developer and the Purchaser. All transactions in respect to this project shall be subject to terms and conditions of the Application Letter, Allotment Letter and Agreement for Sale to be entered in between the Promoter/Developer and the Purchaser.